

FLATHEAD COUNTY PLANNING BOARD
COMMITTEE B
MEETING MINUTES
March 13, 2009

The meeting was called to order at 8:50 AM by Chairman Cross. Members in attendance were Gordon Cross, Marc Pittman and Mike Mower. Jeff Harris and of FCPZ was also present.

No members of the public were present so the Public Comment Period was dispensed with.

Mr. Cross reviewed the agenda asked Mr. Harris to bring the committee up to date on ODP developments. Mr. Harris was concerned with nomenclature. ODP's are referenced in the Growth Policy (under Implementation) and in the Zoning Regs (under BR-4). However they are not necessarily the same thing. Jeff wants to make sure that all ODP's are the same or change the name of one to avoid confusion. There is also the possibility that that some ODP's could be regulatory while others could be non-regulatory. This could also cause confusion. He is reviewing all the possibilities for ODP uses in both Zoning and the Growth Policy to assure that FCPZ takes a unified and consistent approach.

Mr. Cross handed out a very rough draft of a proposed new commercial zoning designation to initiate discussion. The concept was to create designations that would allow commercial uses while maintaining density that was identical to the surrounding area. Members were to review the draft for a more substantive discussion at the next meeting.

Mr. Harris handed out a draft of the proposed revision of the Floodplain Regulations. It has been reviewed by a committee of staff members and county attorneys. Mr. Mower hoped that it could be read by a layman without difficulty. Mr. Pittman said he doubted that was possible. He works with the regulations from the federal and state governments all the time and things they are very complex in nature. He does not think the county can avoid that complexity in their regulations. Members will review the new draft.

The Lakeshore Regulation revisions are waiting until the Whitefish Lakeshore Regs are revised. A team of staff will probably take 3 to 4 months to revise them. George Smith will attend the next meeting to give a full report on the project.

The next meeting was scheduled for Thursday, March 26 at 8:30AM.

The meeting was adjourned at 10:30AM.